



CITY APPOINTEES
TIMOTHY RAINEY, ESQ., CHAIR
JOY DOSS
JOHN JACKSON III
AARON PETREE

BOARD OF ADJUSTMENT

CITY BOARD EST. 1925 — COUNTY BOARD EST. 1931 — MERGED, 1970

JOSH WHITEHEAD, AICP, SECRETARY

CITY HALL - 125 N. MAIN ST., STE. 468 - MEMPHIS, TENNESSEE 38103 - (901) 576-6601



COUNTY APPOINTEES
MADELEINE SAVAGE-TOWNES, ESQ., VICE CHAIR
CARSON CLAYBROOK
DANIEL DOW
PORTIA SCURLOCK

AGENDA

Wednesday, October 24, 2018

2:00 P.M.

City Hall, 125 N. Main St.
Council Chambers

A. Approval of the Previous Meeting's Minutes

B. Secretary's Report

C. Approval of Consent Agenda

The purpose of the Consent Agenda is to expedite approval of those cases where there is agreement among all parties over the recommendations and conditions placed by staff. All cases placed on the Consent Agenda will be voted on by the Board as a group. As the Consent Agenda is established during the beginning of the meeting, the Secretary will ask if any member of the Board, staff or public objects, by a show of hands, to a case or the conditions as outlined in the case's Staff Report. If so, that case will be ineligible to be placed on the Consent Agenda. Also, ineligible to be placed on the Consent Agenda are those cases where staff has made a recommendation of rejection and those cases on behalf of which opposition speakers cards have been submitted.

D. Regular Agenda

REHEARING

1. DOCKET: [BOA 18-60](#)
 LOCATION: 1721 West Silver
 APPLICANT: Collie M. Tuggle (Delinor Smith)
 USE DISTRICT: Residential Urban -1 (RU-1)
 REQUEST: Use variance from Section 2.5.2 to allow a boarding house
 STAFF PLANNER: Staci Tillman
 STAFF RECOMMENDATION: Rejection

NEW CASES

2. DOCKET: [BOA 18-52](#)
 LOCATION: 3144 Knightway Road
 APPLICANT: Lenard Mayfield
 USE DISTRICT: Residential Single-Family – 6
 REQUEST: Variance from Sub-Section 3.6.1A to allow a side (interior) setback encroachment of +/-4.6 feet to legitimize an existing a carport
 STAFF PLANNER: Jeffrey Penzes
 STAFF RECOMMENDATION: Approval with conditions

3. DOCKET: [BOA 18-75 CO](#)
LOCATION: 8858 Rosemark
APPLICANT: Tipton Rosemark Academy Inc.
USE DISTRICT: Conservation Agriculture and Residential Single-Family – 8
REQUEST: Use variance from Section 2.5.2 to legitimize the existing recreation fields with lights
STAFF PLANNER: Jeffrey Penzes
STAFF RECOMMENDATION: Approval with conditions
4. DOCKET: [BOA 18-80](#)
LOCATION: 2000 Munson Road, east side of Munson Road, ± 547 feet south of Raleigh LaGrange Road
APPLICANT: Karina Munoz-Esparza
USE DISTRICT: Residential Single-Family – 8 (R-8) and Fletcher Creek Overlay
REQUEST: Variance from Paragraph 2.7.2B(1) to allow accessory structure (garage) to exceed primary structure (home) in height by 11 feet (home is 20 feet tall, garage is 31 feet tall)
STAFF PLANNER: Dustin Shane
STAFF RECOMMENDATION: Approval with conditions
5. DOCKET: [BOA 18-81](#)
LOCATION: 5541 Angelace Drive South
APPLICANT: Luis Reyes
USE DISTRICT: PD 92-338CC with an underlying zoning of Residential Single-Family (R-S)
REQUEST: Variance pursuant to Sub-Section 3.2.9F to allow an encroachment into the 25-foot rear setback by +/-10 feet
STAFF PLANNER: Ayse Tezel
STAFF RECOMMENDATION: Approval with one (1) condition
6. DOCKET: [BOA 18-82](#)
LOCATION: West of Saffarans Avenue between North Main Street and Second Street
APPLICANT: Andre Jones on behalf of MLB-Uptown, LLC
USE DISTRICT: Uptown Special Purpose District High-Density Residential (HDR)
REQUEST: Variance Sub-Section 7.3.6C to allow building encroachments into the front & side build-to lines and rear setbacks; variance from Section 7.3.11 to allow for limited commercial uses on Lots 1 & 14 for the ground floor of the proposed live/work units
STAFF PLANNER: Dustin Shane
STAFF RECOMMENDATION: Approval with conditions